

WC 16.04.130 Contingent Uses and Requirements

Contingent uses defined herein, including accessory buildings and uses, are permitted in the districts indicated subject to the provisions herein.

A. A contingent use is one which is likely or liable, but not certain, to occur and which is not inappropriate to the principal uses of the district in which it may be located. Contingent uses are listed as permitted uses in each district.

B. Other provisions and requirements for contingent uses are as follows:

- The yard and setback requirements for contingent uses shall be as follows: Contingent uses proposed to be located in any of the districts shall comply with the requirements of that district's primary purpose.
- The building height for contingent uses shall be as provided in each district.
 - 1) Buildings may be erected higher than the normal maximum heights set forth in each district provided that buildings shall be set back from the required side and rear yard lines one foot for each two feet of height above 25 feet in all single family residential and local business districts, but not to exceed 35 feet in any case; 35 feet in the multi-family and general business districts, but not to exceed 45 feet in any case; and 60 feet in the industrial districts, but not to exceed 70 feet in any case.
 - 2) In all districts, spires, church steeples, chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.
 - 3) The number of parking spaces to be provided shall conform to the requirements in WC 16.04.120 and provided that the required number of parking spaces shall be provided on the same lot with the use, or as a special exception within 300 feet thereof, and provided further that a church or temple requiring private parking area at times when nearby uses do not need their parking facilities, may by agreement approved by the Board, utilize such facilities in lieu of providing their own private parking facilities.
- An existing use which is included herein as a contingent use, and which is located in a district in which such contingent use is permitted, is a conforming use. Any expansion of such contingent use involving the enlargement of the building, structures and land area devoted to such use shall be subject to the requirements of this Chapter.